



www.trpa.org

Mail
PO Box 5310
Stateline, NV 89449-5310
775-588-4547

Main Office
128 Market Street
Stateline, NV 89449
fax 775-588-4527

North Shore Office
3080 North Lake Blvd.
Tahoe City, CA 96145
fax 530-583-2612

MEMORANDUM

Date: January 28, 2010

To: TRPA Hearings Officer

From: Heather Gustafson, Senior Planner / Manager Land Capability Program

Subject: Czajkowski Land Capability Challenge; 1758 Hwy 50, Douglas County, NV, APN: 1418-15-801-005 ("Property"), TRPA #: LCAP2009-0034.

Proposed Action: The applicant, James Czajkowski, requests that the Hearings Officer review and approve the proposed Land Capability Challenge on the Property.

Staff Recommendation: Staff recommends that the TRPA Hearings Officer approve the Land Capability Challenge and amend the Bailey Land Capability from Classes 1b, 1a and 2 (soil types Backshore/SEZ, RtG and CaE respectively) to Classes 1b, 2, 4 and 6 (soil types Backshore/SEZ, XXX and GeD respectively).

Background: The Property for which the Land Capability determination is being challenged is shown on TRPA Land Capability Overlay Maps as Bailey Land Capability Classes 1b, 1a and 2. The Soil Conservation Service Soil Survey of Tahoe Basin Area, California-Nevada (Rogers, 1974) places the Property within the following map unit: Cagwin-Rock outcrop complex, (CaE 15 to 30 percent slopes) and Toem Rock Outcrop Complex (RtG 50 to 70 percent slopes). The CaE and RtG soil map units are consistent with the C-1 (Granitic foothills) geomorphic unit classification; moderate hazard lands. The Cagwin and Toem Rock Outcrop Complex soils both formed from granitic material.

TRPA conducted a land capability verification on the Property in 1999, and verified the parcel as entirely Cagwin soils land capability Class 1b, 1a, 2 and 4. In preparation of a land capability challenge, Davis2 Consulting Earth Scientists conducted a detailed soil investigation on December 16, 2008. The Land Capability Challenge was subsequently filed with TRPA on February 18, 2009. Inability to access the Property (i.e. a locked security gate for which staff was not provided with the code) prevented TRPA staff from conducting their initial field visit in July 2009. A TRPA field visit was later conducted on October 12, 2009.

Findings: The Property contains two landforms (granitic foothill and escarpment bordering the lake) and two soil types (Gefo and Unnamed XXX soils). The applicant's consultant, provided data indicating that the soils found on the Property are unlike the Cagwin soil series because the soils are deeper and do not have a paralithic contact between 26 to 40 inches below ground surface (bgs), as is typically found with the Cagwin soil series. The newly provided data indicated that the soils on the Property are likely within the Gefo soil series or an Unnamed soil series. The soils also were shown to be deep to very-deep, well-drained and members of Hydrologic Soil Group A. TRPA concurs with the assessment of the applicant's consultant.

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Staff Resources: A field investigation was conducted by TRPA Principal Soil Scientist Scott Frazier and Senior Soil Scientist Heather Gustafson on October 12, 2009. The equipment used in the field investigation included a hand auger, tape measure, Munsell soil color charts and water bottles (to moisten soil).

If you have questions on this Hearings Officer item, please contact Heather Gustafson, at 775 -589-5313.

BAILEY LAND CAPABILITY CHALLENGE FINDINGS

Site Information	
Assessor's Parcel Number: (APN)	1418-15-801-005
TRPA File No. / Submittal Date:	LCAP2009-0034 / February 18, 2009
Owner or Applicant:	James Czajkowski
Address:	1758 Hwy 50, Douglas County, NV

Environmental Setting	
1974 Bailey Geomorphic Class and Hazard Designation	C-1 (Granitic foothills, moderate hazard lands)
Landform and Geology	Footslope of granitic colluvial slope and escarpment bordering lake
Soil Parent Material	Granite
Slopes and Aspect	16-57 percent on slopes that dip west (cut and fill slopes not considered)
Elevation and Datum	6229 – 6320 feet msl (Turner & Assoc. Surveyors)
Rock Outcrops and Surface Configuration	Several boulders are present on the parcel and in the vicinity
SEZ and Hydrology Source	None
Vegetation	Jeffrey pine, Manzanita, bitter brush and rabbit brush
Ground Cover Condition	Fair to Good (some barren ground)
Site Features	SFD, parking pad, cut/fill slopes associated with roads

Field Investigation and Procedures	
Consultant and Address	Sidney W. Davis, CPSSc, Davis2 Consulting Earth Scientists P.O. Box 734, Georgetown, CA 95634
TRPA Staff Field Dates	October 12, 2009
Bailey Land Capability Class(es)¹.	Cagwin-Rock outcrop complex (CaE, 15 to 30 percent slopes), Rock outcrop-Toem Complex (RtG 50 to 70 percent slopes)

¹ TRPA currently relies upon the Soil Survey of Tahoe Basin, California-Nevada (Rogers and Soil Conservation Service, 1974), which the Bailey Land Capability system is predicated upon. The 2006 soil survey update has not yet been formally adopted by TRPA for use with land capability matters.

SEZ Mapping / NRCS Hydric Soil	Backshore – mapping based on Area of Instability at elevation ~6250 ft msl. Backshore Boundary is delineated by a 10 foot setback inland of the 6250 elevation contour.
Number of Soil Pits or Auger	2 auger holes to 60 inches
Additional or Repetitive TRPA Sample Locations	2 repetitive auger holes to 48 and 56 inches
Representative Soil Profile Descriptions	Attached
Notable Soil Features and Depth	Loamy coarse sand to > 40 inches, no evidence of groundwater
Areas Not Examined	Buildings, paved surfaces and cut/fill slopes

Specific Findings for Granitic Foothlope	
2006 Soil Survey Map Unit	
Consultant Soil Mapping Determination and Rationale	Unnamed (XXX) – Class 6 for 16 percent slopes and Class 2 for 39 percent slopes. Soil is deep, well drained, HSG A. Unlike Cagwin due to depth and lack of paralithic contact.
Slope Determination	16-17 percent and 39 percent (determined from topographic map)
TRPA Observations	TRPA concurred with consultant's ultimate XXX finding. TRPA concurs that the soils on this property are Unnamed, deep, well drained and HSG A. Based on this criteria and slopes, the soils are XXX Classes 2 and 6 based on slope.
TRPA Conclusion(s)	Class 2 and 6
Applicable Area	Eastern portion of parcel including garage/residence and compacted dirt drive.

Specific Findings for Escarpment Bordering Lake Tahoe	
2006 Soil Survey Map Unit	
Consultant Soil Mapping Determination and Rationale	Unnamed (GeD) – Class 4 for 17 percent slopes. Soil is deep, well drained, HSG A. Unlike Cagwin due to depth and lack of paralithic contact.
Slope Determination	17 percent (actual)
TRPA Observations	TRPA concurred with consultant's ultimate GeD finding. TRPA concurs that the soils on this property are deep, well drained and HSG A. Based on this criteria and slopes, the soils are GeD Class 4.
TRPA Conclusion(s)	Class 6
Applicable Area	Western portion of parcel - in the vicinity of SFD.

ATTACHMENT A

Note: The soil profiles presented are slightly abbreviated. The soils are described to a degree that enables identification of the soil type based on the 1974 NRCS soil survey and to corroborate the findings of the applicant's consultant. Were TRPA findings to be different than that of the consultant, more in depth profile descriptions would be provided.

TRPA Test Pit 1

- Oi 1 to 0 inches. Conifer needles and duff
- A 0-11 inches. Loamy coarse sand, fine medium granular, 10YR 3/2 moist
- AC 11-20 inches. Loamy coarse sand, massive, 10YR 3/2 moist
- C 20-48+ inches. Loamy coarse sand, 8 – 10 percent gravel, massive, 10YR 4/3 moist

TRPA Test Pit 2

- Oi 1 to 0 inches. Conifer needles and duff
- A 0-13 inches. Loamy coarse sand, fine medium granular, 10YR 2/1 moist
- AC 13-20 inches. Loamy coarse sand, 6% angular and subangular gravel, 10YR 3/2 moist
- C 20-56 inches. Loamy coarse sand, 8% angular and subangular gravel, 10YR 3/3 moist